

SITE PLAN & PRELIMINARY PLAT FOR:

CHEVALIA VALLEY TOWNHOMES - PLAT 1

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2-3	DETAILS
4	SITE SURVEY / DEMOLITION PLAN
5	PRELIMINARY PLAT
6	DIMENSION PLAN
7-8	GRADING PLAN
9	UTILITY PLAN
10	LANDSCAPE PLAN
11	LIGHTING PLAN

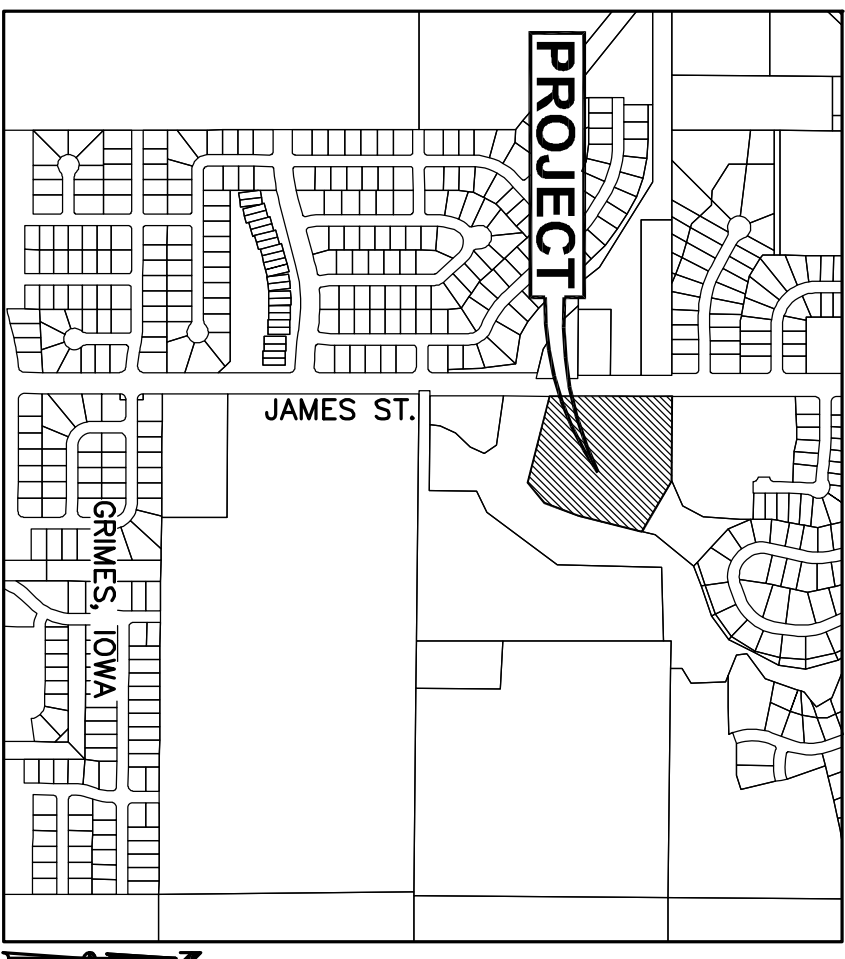
GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	DECIDUOUS TREE
TYPE SW-506 STORM INTAKE	CONIFEROUS TREE
TYPE SW-513 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-401 STORM MANHOLE	ELECTRIC POWER POLE
TYPE SW-402 STORM MANHOLE	GUY ANCHOR
TYPE SW-301 SANITARY MANHOLE	STREET LIGHT
STORM / SANITARY CLEANOUT	POWER POLE W / TRANSFORMER
WATER VALVE	UTILITY POLE W / LIGHT
FIRE HYDRANT ASSEMBLY	ELECTRIC BOX
SIGN	ELECTRIC TRANSFORMER
DETECTABLE WARNING PANEL	ELECTRIC MANHOLE OR VAULT
STORM SEWER STRUCTURE NO.	TRAFFIC SIGN
STORM SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER STRUCTURE NO.	TELEPHONE MANHOLE /VAULT
SANITARY SEWER PIPE NO.	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	CABLE TV MANHOLE /VAULT
	MAIL BOX
	BENCHMARK
	SOIL BORING
SANITARY SEWER WITH SIZE	UNDERGROUND TV CABLE
SANITARY SERVICE	GAS MAIN
STORM SEWER	FIBER OPTIC
STORM SERVICE	UNDERGROUND TELEPHONE
WATERMAIN WITH SIZE	OVERHEAD ELECTRIC
WATER SERVICE	UNDERGROUND ELECTRIC
SAWCUT (FULL DEPTH)	FIELD TILE
SILT FENCE	SANITARY SEWER W / SIZE
G.F.E.	STORM SEWER W / SIZE
U.A.C.	WATER MAIN W / SIZE

VICINITY MAP

LEGAL DESCRIPTION

CHEVALIA VALLEY LOT 43



OWNER

PEOPLES TRUST & SAVINGS BANK
12701 UNIVERSITY AVENUE
CLIVE, IA 50325

APPLICANT

CHAYSE HOLDINGS, LLC
140 INDIAN RIDGE DRIVE
WAUKEE, IOWA 50283
PH. (515) 208-8325

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #: 04/10/13

DEVELOPMENT SUMMARY

AREA: 9.89 ACRES (430,981 SF)
ZONING: P.U.D.
SELBACKS:
FRONT = 30'
REAR = 30'
SIDE: = 7'/1/4
MIN BUILDING SEPARATION = 10'

UNITS:
55 UNITS (5.56 UNITS PER ACRE)

PARKING:
TOTAL REQUIRED =110 SPACES (2 PER UNIT)
TOTAL PROVIDED =244 SPACES

110 SPACES (DRIVEWAYS)
110 SPACES (GARAGES)
11 SPACES (OFF STREET)
13 SPACES (ON STREET)

OPENS PACE PROVIDED =261,434 SF (61%)

DATE OF SURVEY

FEBRUARY 2013

BENCHMARKS

BM#1 GRIMES PRIMARY BM MONUMENT @ NW COR HWY 44 & 142ND STREET.
ELEVATION=999.67
BM#2 STUBBY NAIL @ CENTERLINE INTERSECTION OF JAMES STREET AND 82ND AVE.
ELEVATION=930.17
BM#3 BURY BOLT ON HYDRANT @ SE COR OF JAMES STREET & 23 COURT
ELEVATION=917.32
BM#4 CHISELED 'X' ON CONCRETE GUARD RAIL CORNER OF SILENT CREEK & JAMES STREET @ SW ELEVATION=912.75

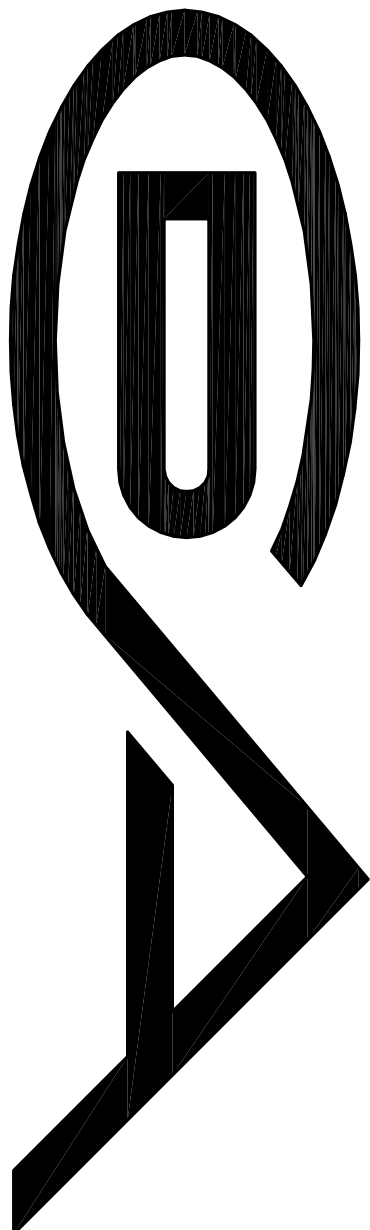
CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = JUNE 2013
ANTICIPATED FINISH DATE = SEPTEMBER 2013

UTILITY WARNING

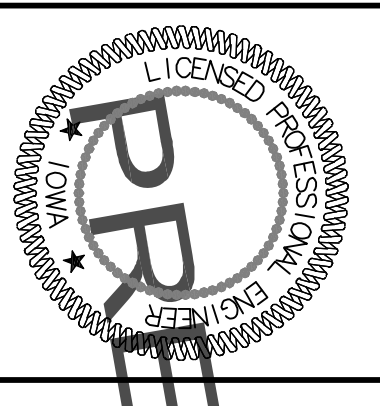
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

1-800-292-8989 | 
www.iowaonecall.com | 



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH. (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1302060



PRELIMINARY

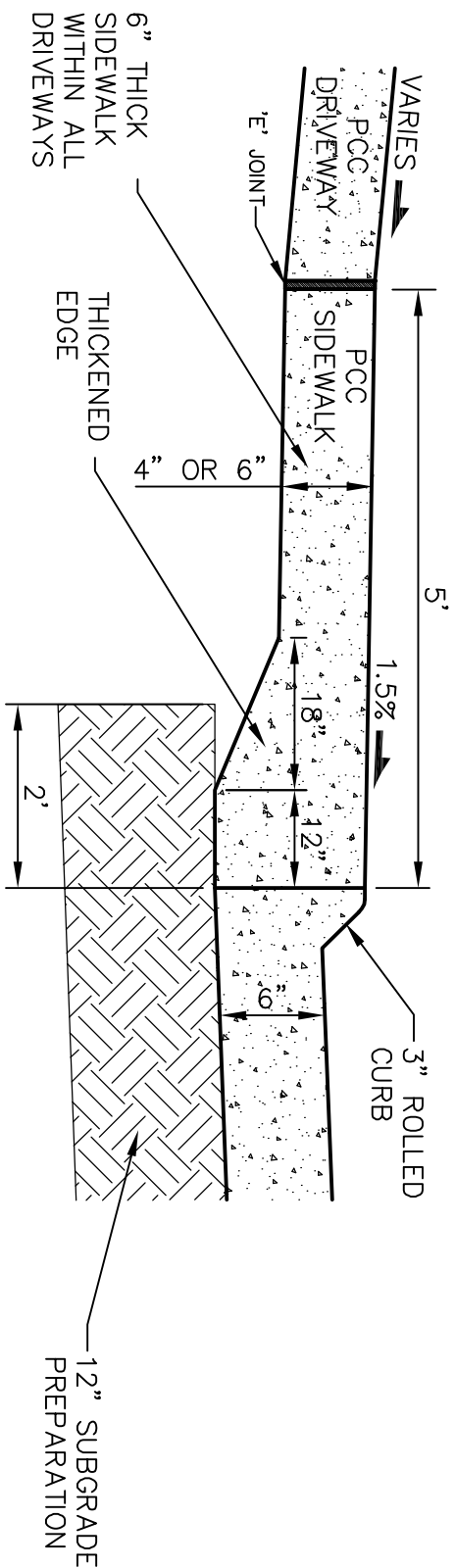
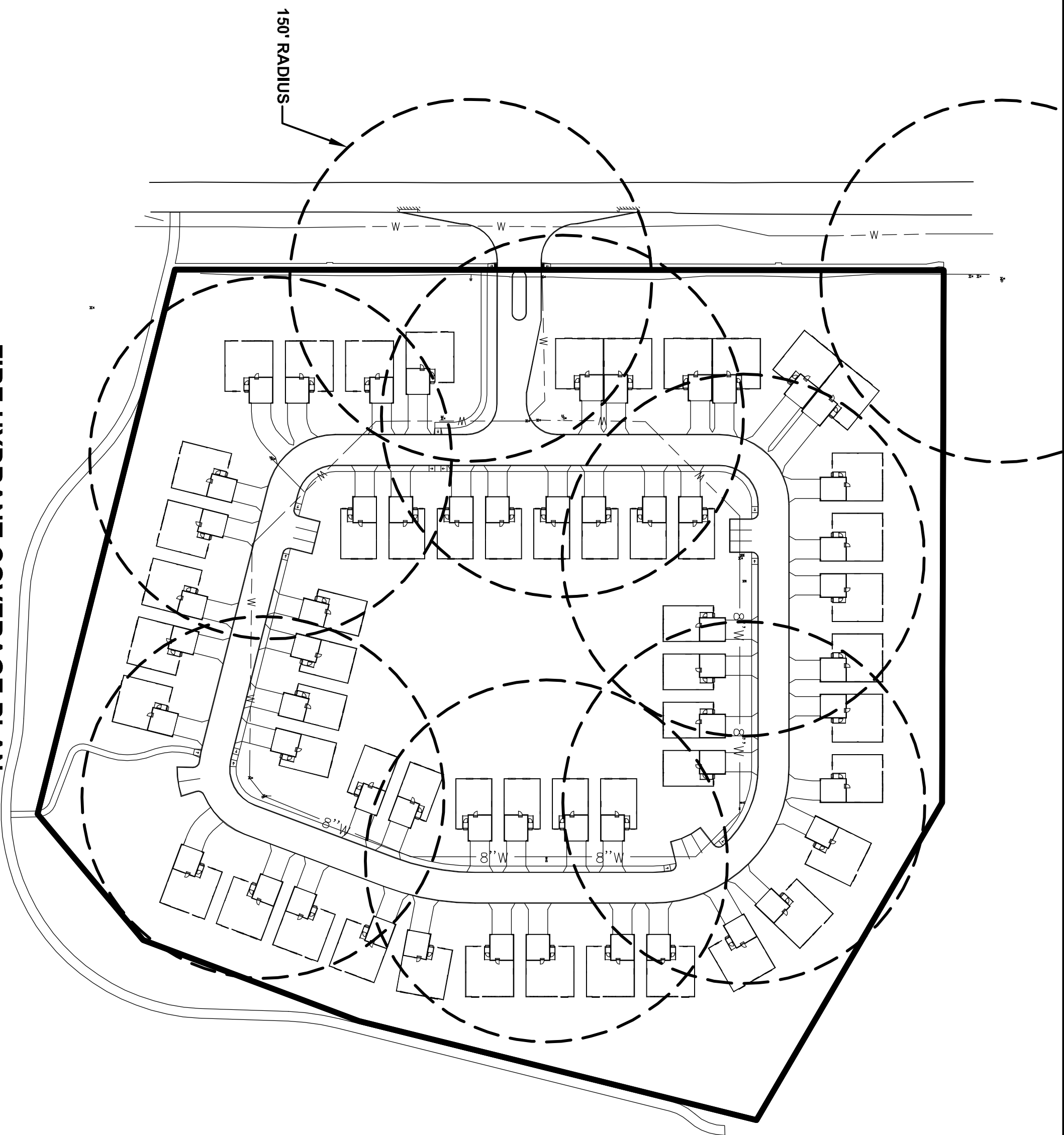
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE _____

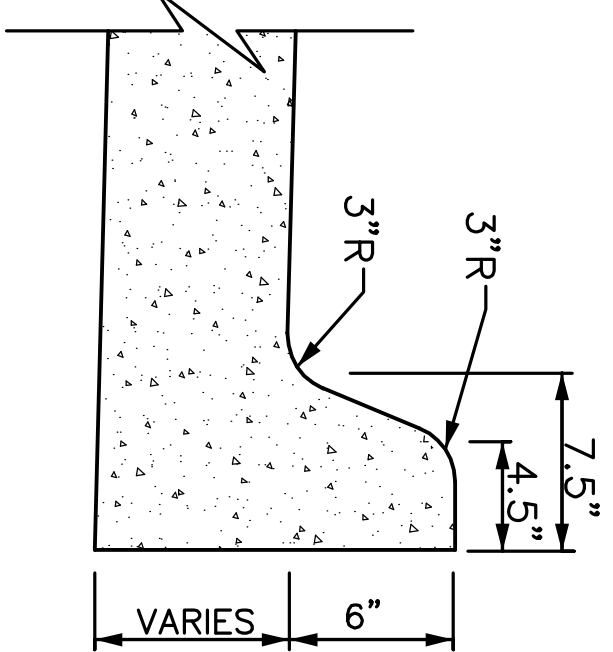
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS:

FIRE HYDRANT COVERAGE PLAN

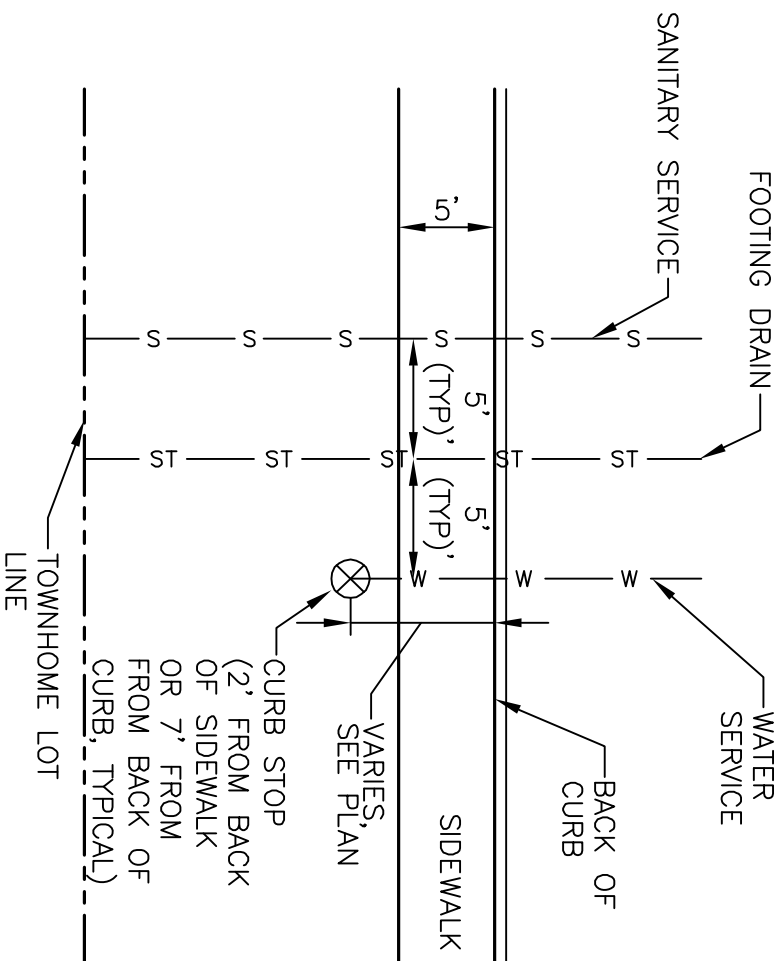


TYPICAL SECTION - PCC CURB/ SIDEWALK

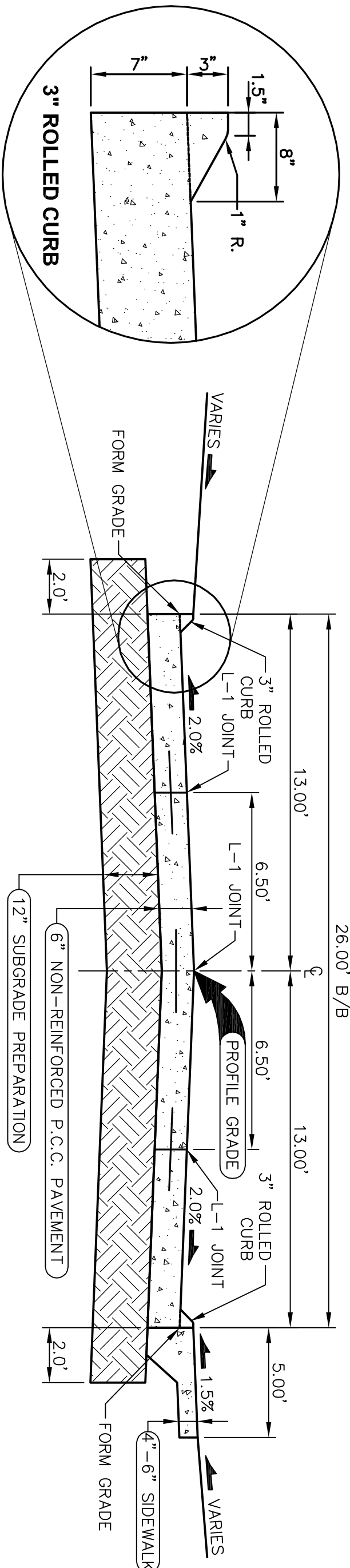


6" PCC INTEGRAL CURB

- NOTES:
1. ALL SERVICES SHOULD BE MARKED WITH STEEL POSTS (WATER-BLUE, STORM-WHITE, SANITARY-GREEN). POSTS SHALL BE A MINIMUM OF 6" TALL WITH 4" EXPOSED ABOVE GROUND.
 2. ALL SERVICE LOCATIONS ARE TO BE STAMPED INTO THE CURB WITH LETTER IRONS (TOP, SIDE, BOTTOM).
 3. THE CURB STOP MUST BE FLUSH WITH TOP OF PAVEMENT.
 4. STUB WATER AND SANITARY SERVICES TO PROPOSED TOWNHOME LOT.



SERVICE DETAIL
NOT TO SCALE

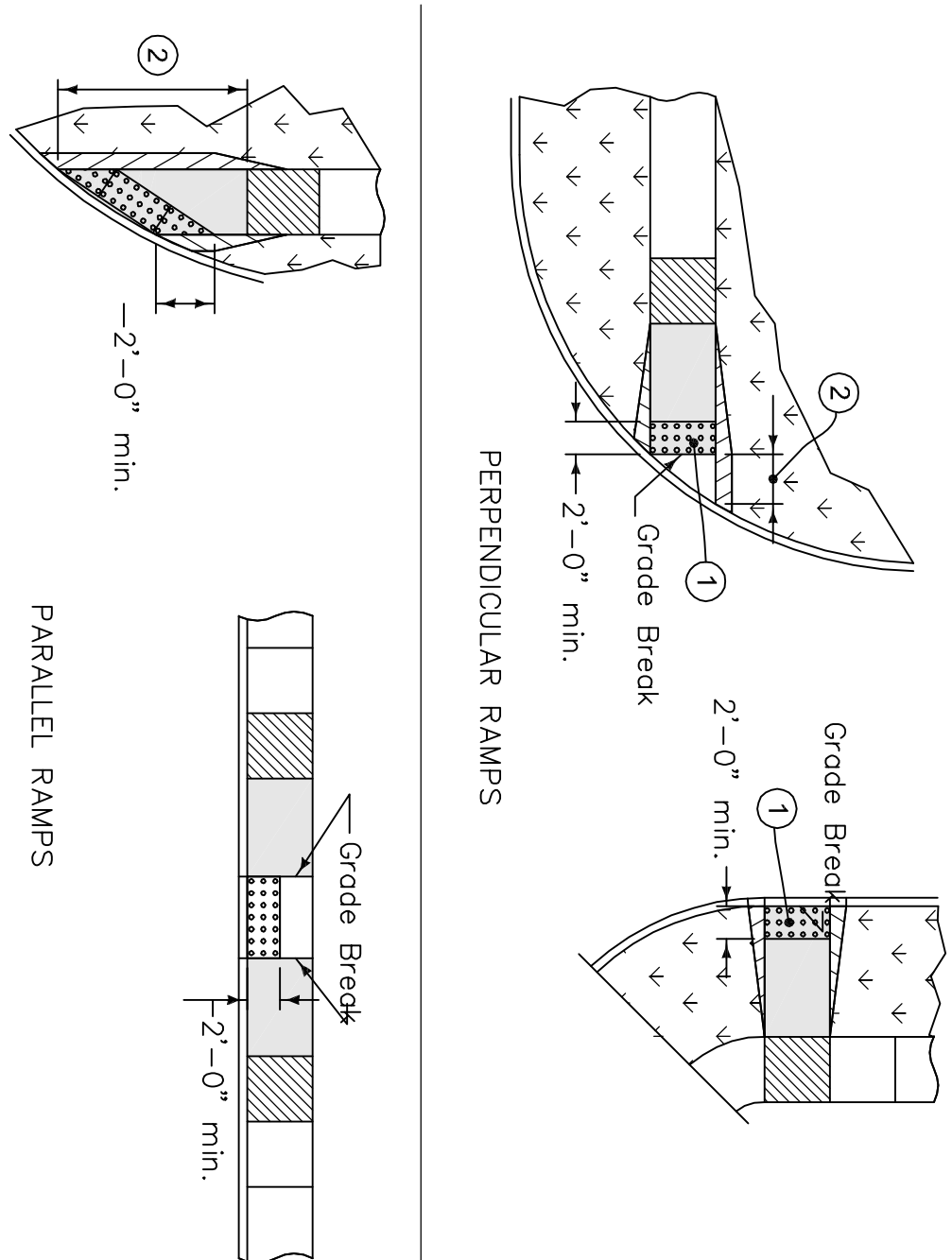


- NOTES:
1. PREPARE SUBGRADE IN 2-6" LIFTS.
 2. TYPICAL C JOINT SPACING IS 15'.

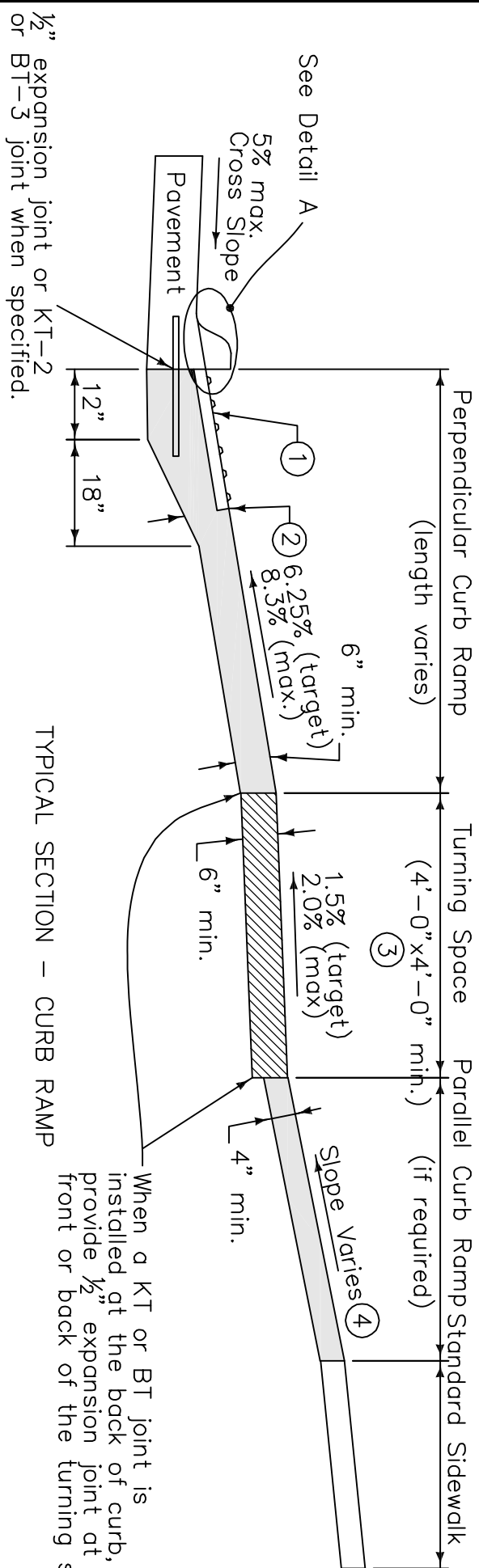
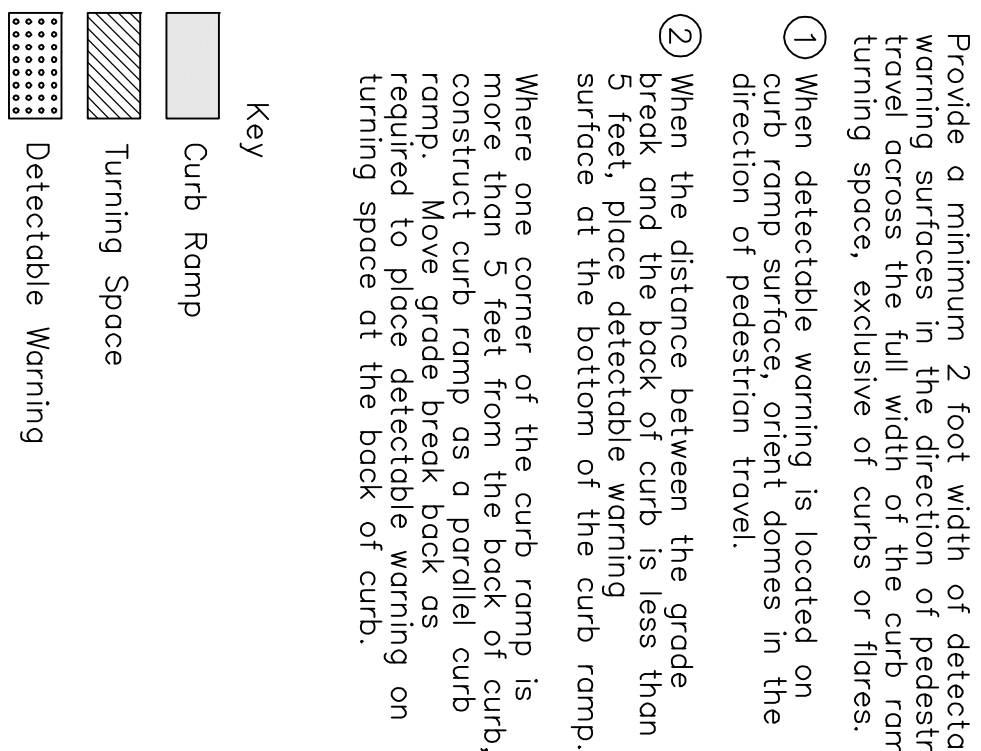
TYPICAL SECTION - 26' B/B P.C.C. ROADWAY

NOT TO SCALE

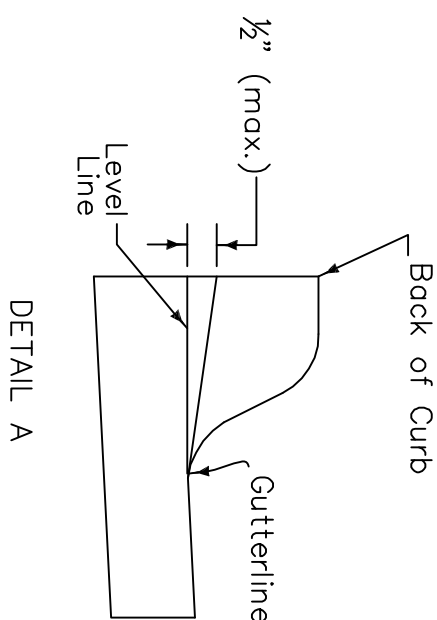
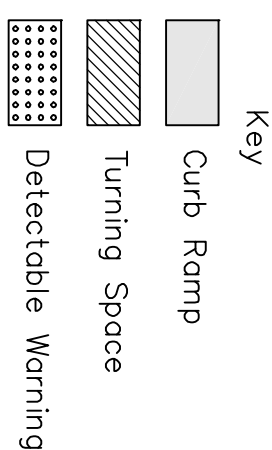
REVISIONS	DATE
FIRST SUBMITTAL	04/10/13



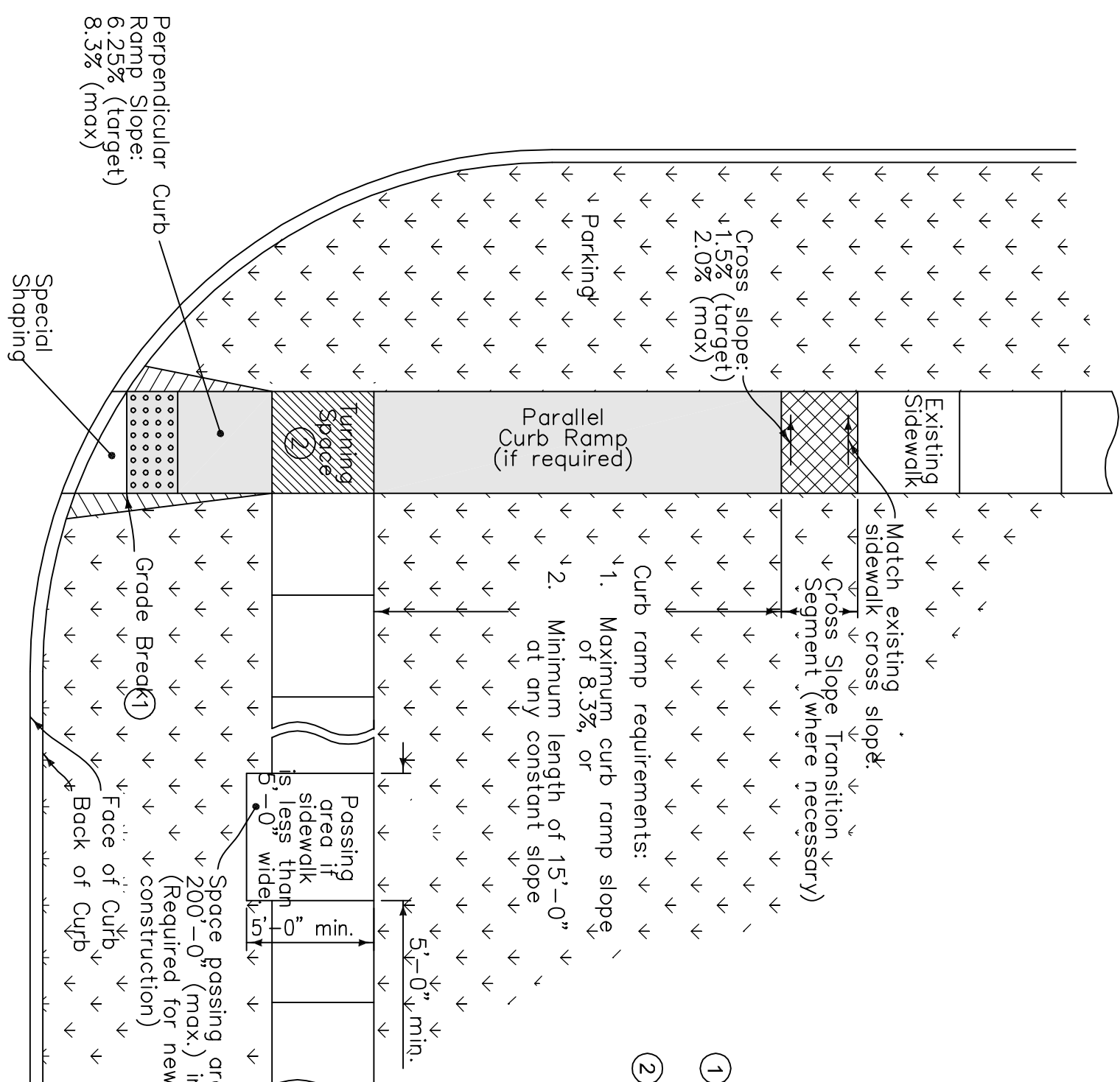
DETECTABLE WARNING PLACEMENT



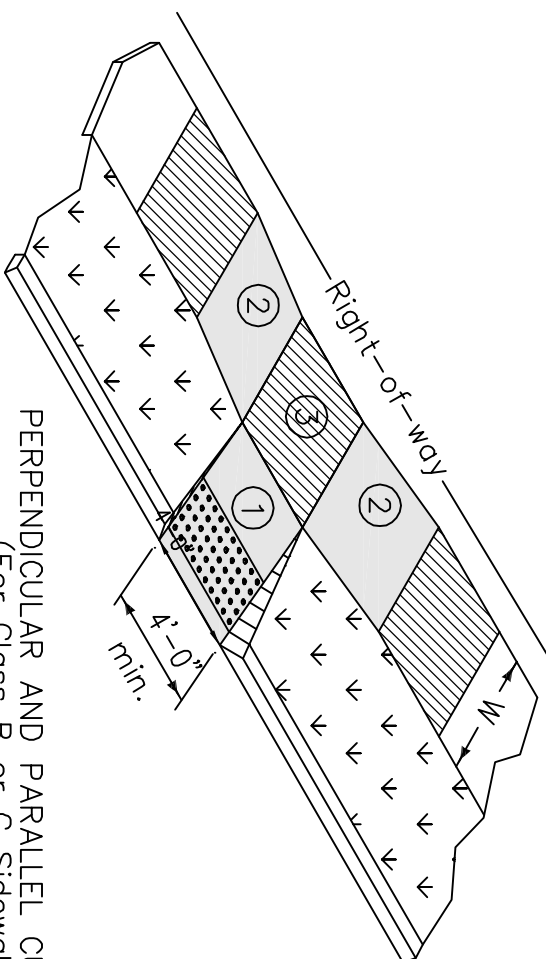
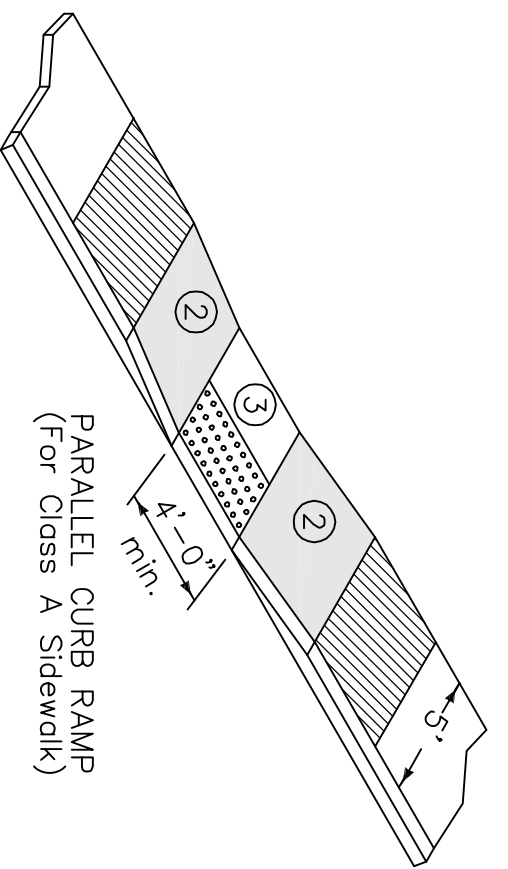
TYPICAL SECTION - CURB RAMP



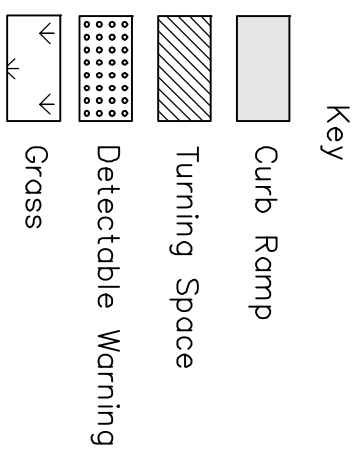
GENERAL SIDEWALK AND CURB RAMP DETAILS



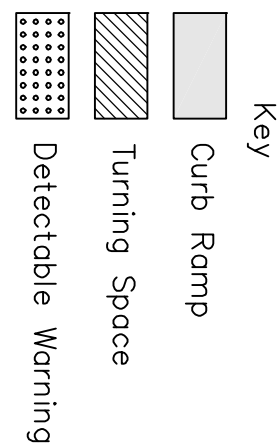
GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK



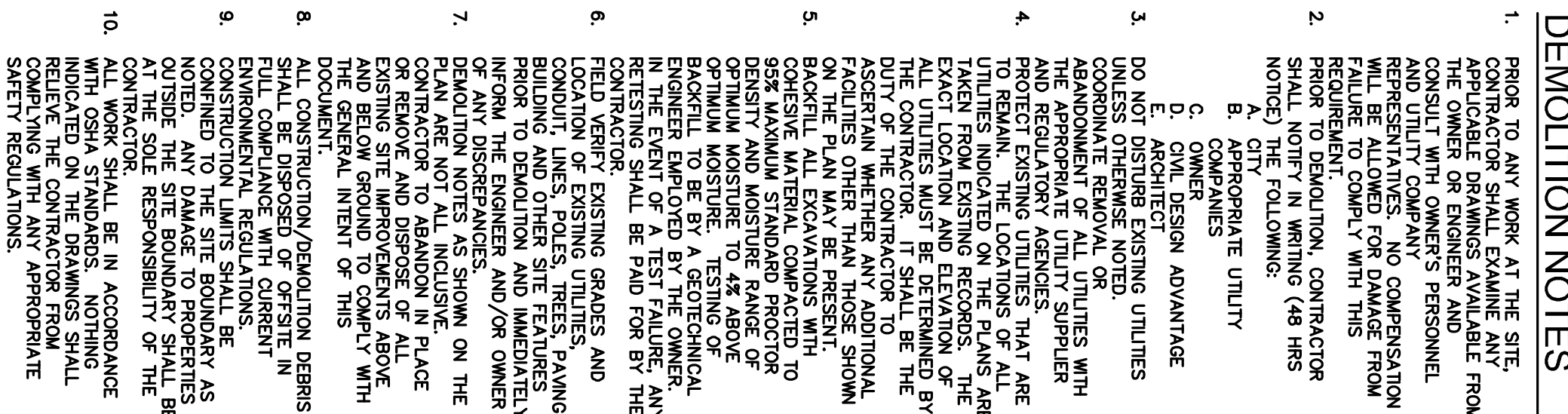
CURB RAMPS OUTSIDE OF INTERSECTION RADIUS



- ① Match pedestrian street crossing slope, or flatter.
- ② Minimum 4 feet by 4 feet. Target slope = 1.5%; maximum slope = 2.0% perpendicular to adjoining sidewalks and curb ramps.

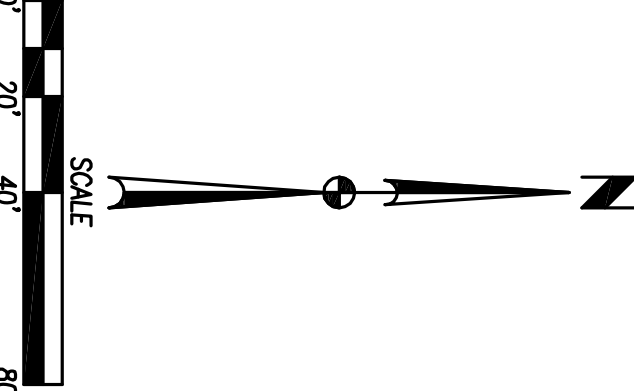
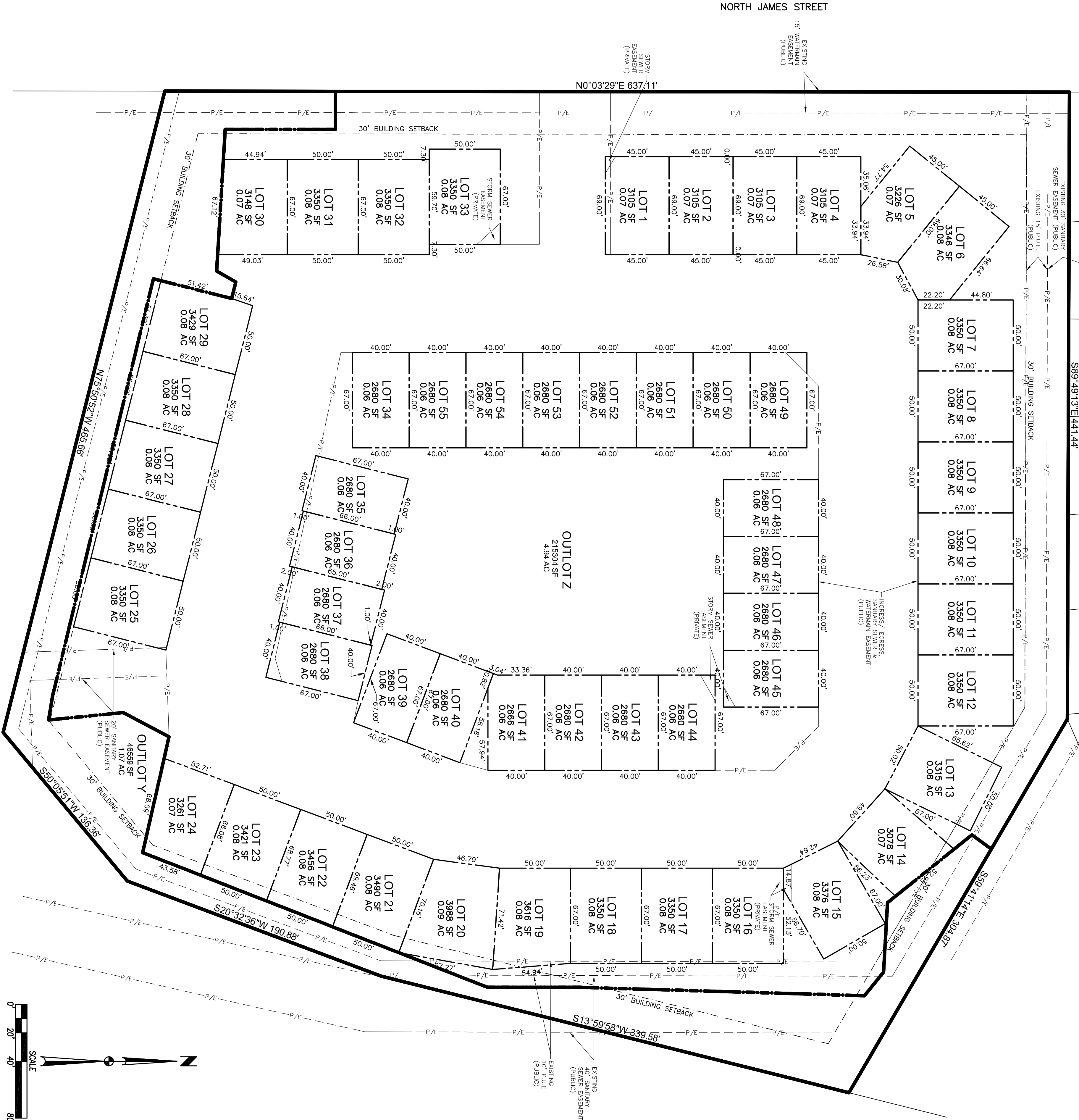


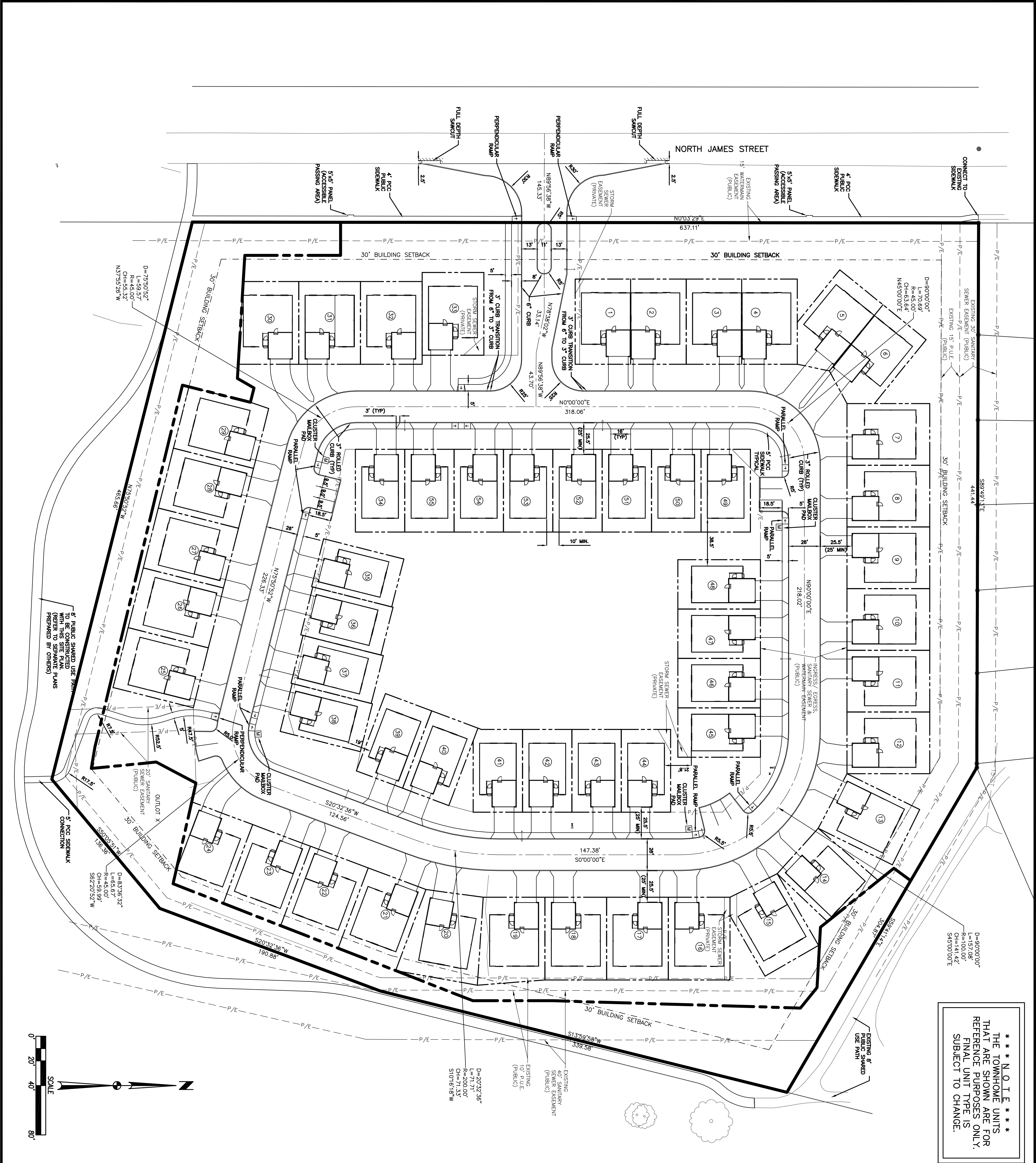
- ① **Perpendicular Curve Ramp:** Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.
- ② **Parallel Curve Ramp:** Target cross slope of 1.5% with a maximum cross slope of 2.2%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- ③ **Turning Space:** Target slope of 1.5% with a maximum slope perpendicular to the block directions of cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
- ④ **Flare (10:1 max.)** required if ramp is contiguous with sidewalk.



DEMOLITION NOISES

1. PROVIDE AN AS-BUILT SET OF PLANS AND DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL TO DETERMINE IF COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. IF THE UTILIZATION CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. ADJACENT UTILITY
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
3. DO NOT EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE CITY AND THE UTILITY PROVIDER AND REGULATORY AGENCIES. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. COHESIVE MATERIAL PROPORTOR TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF 10% TO 15% AND TESTING OF OPTIMUM MOISTURE.
6. BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. TESTING SHALL BE DONE FOR THE CONTRACTOR.
7. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES. EXAMINE EXISTING UTILITIES, EXAMINING BUILDING AND OTHER SITE FEATURES PRIOR TO REMOVAL AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE.
8. CONTRACTOR TO ABANDON IN PLACE EXISTING STEEL PIPES ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT. UTILIZATION DEMOLITION PERMITS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS A SUBSTITUTE FOR COMPLIING WITH ANY APPROPRIATE SAFETY REGULATIONS.





GENERAL NOTES

1. THE MOST RECENT EDITION OF THE S.O.A.S. STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED OTHERWISE SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPLICABLE OSHA STANDARDS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES, NO COMPENSATION ONE WEEK PRIOR TO CONSTRUCTION WITH CITY, R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS. CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
5. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
6. ALL DIMENSIONS SHALL BE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ELECTRICAL, MECHANICAL, AND BUILDING PLANS.
9. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH P.C.C. PAVEMENT/ SIDEWALKS AND PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND P.C.C. PAVEMENT/ SIDEWALKS.
10. ALL PROPERTY PLANS SHALL BE PROTECTED FROM REMOVAL OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
12. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
14. THE OWNER IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PROJECT.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND BARRIERS TO PROTECT THE PROJECT.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING CONCRETE REMOVAL FOR DRIVEWAY APPROACHES.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SOILS STOP SHALL BE INSTALLED BY A LICENSED CONTRACTOR ACCORDING TO ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LAKE CLOSURES.
2. MAINTAINANCE OF TRAFFIC SHALL BE MAINTAINED TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE PROHIBITED.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SURETIES CLOSING SITES REQUIRED FOR ALL SIGNING ACQUIRES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REMOVE ANY EXISTING PERMITS, IN ORDER TO DISRUPT THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. TO COMPLY WITH MUTUAL MAINTNANCE AND
8. APPLICATION OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

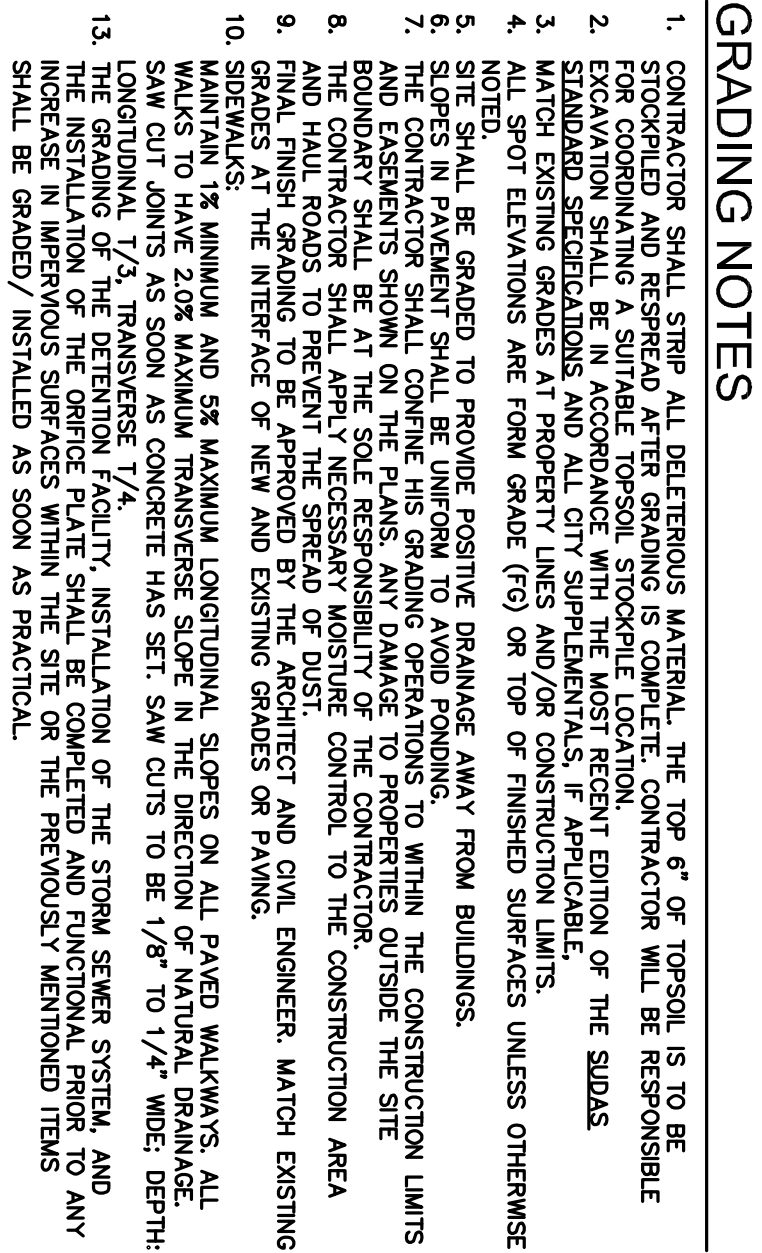
CITY OF GRIMES STANDARD NOTES

- g. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GAMES SUPPLEMENTAL SPECIFICATIONS.
- h. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE MEETING SHALL BE HELD WITHIN 10 BUSINESS DAYS OF THE DATE OF THIS MEETING. CONTACT BRANDT WILLIAMSON (FOR CIVIL ENGINEERING) (515.233.0000).
- i. ALL PERMITS (DNR, DOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- j. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GAMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD.
- k. A KNOCK BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
- l. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.

PAVEMENT THICKNESS

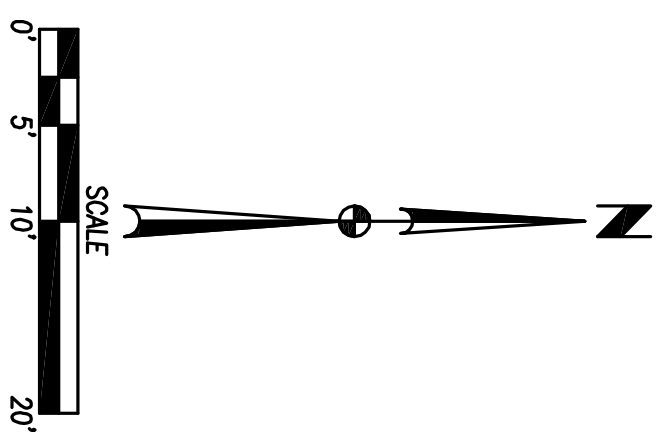
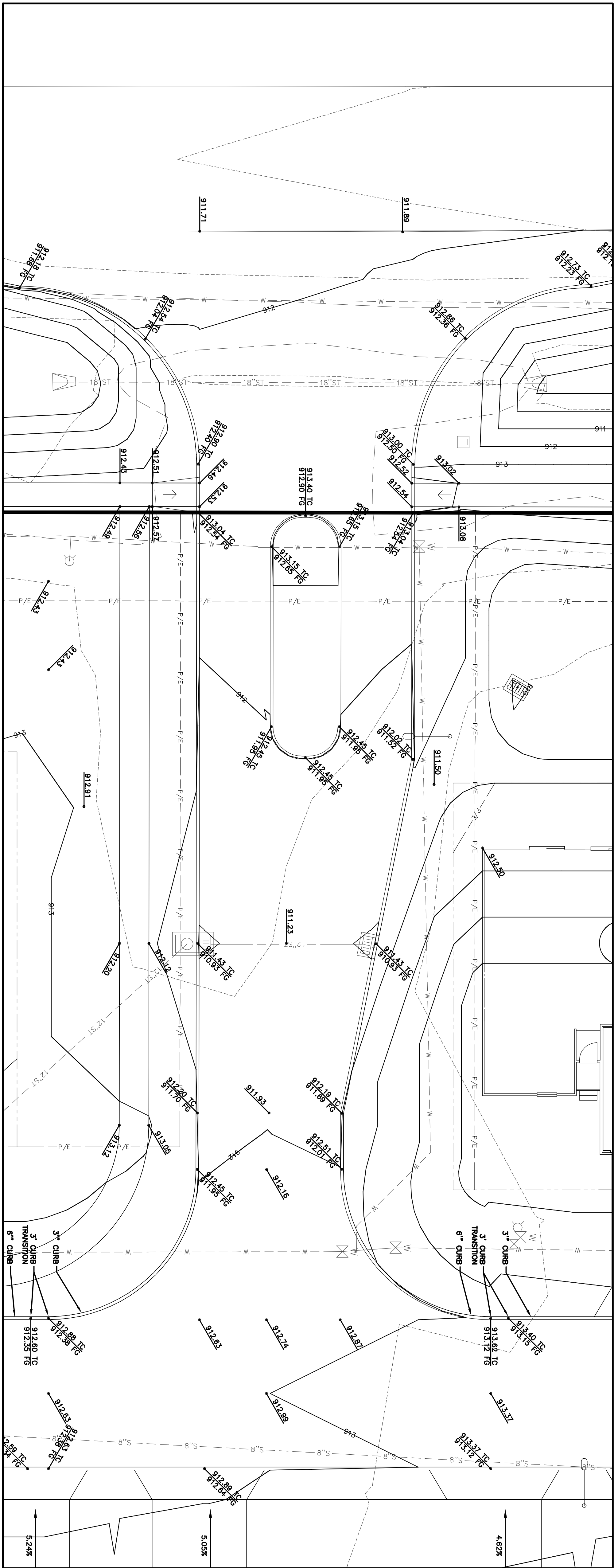
- | | |
|-----------|--------------------------------|
| 4* P.C.C. | 1. SIDEWALKS |
| 6* P.C.C. | 2. SIDEWALKS IN DRIVEWAYS |
| 6* P.C.C. | 2. SHARED USE PATH |
| 6* P.C.C. | 3. DRIVEWAYS |
| 6* P.C.C. | 4. PRIVATE ROADS |
| 7* P.C.C. | 5. PRIVATE ROADS WITHIN R.O.W. |

REVISIONS	DATE
FIRST SUBMITTAL	04/10/13

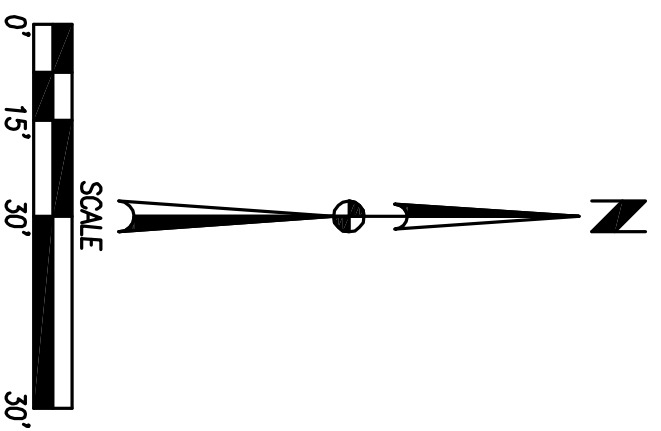
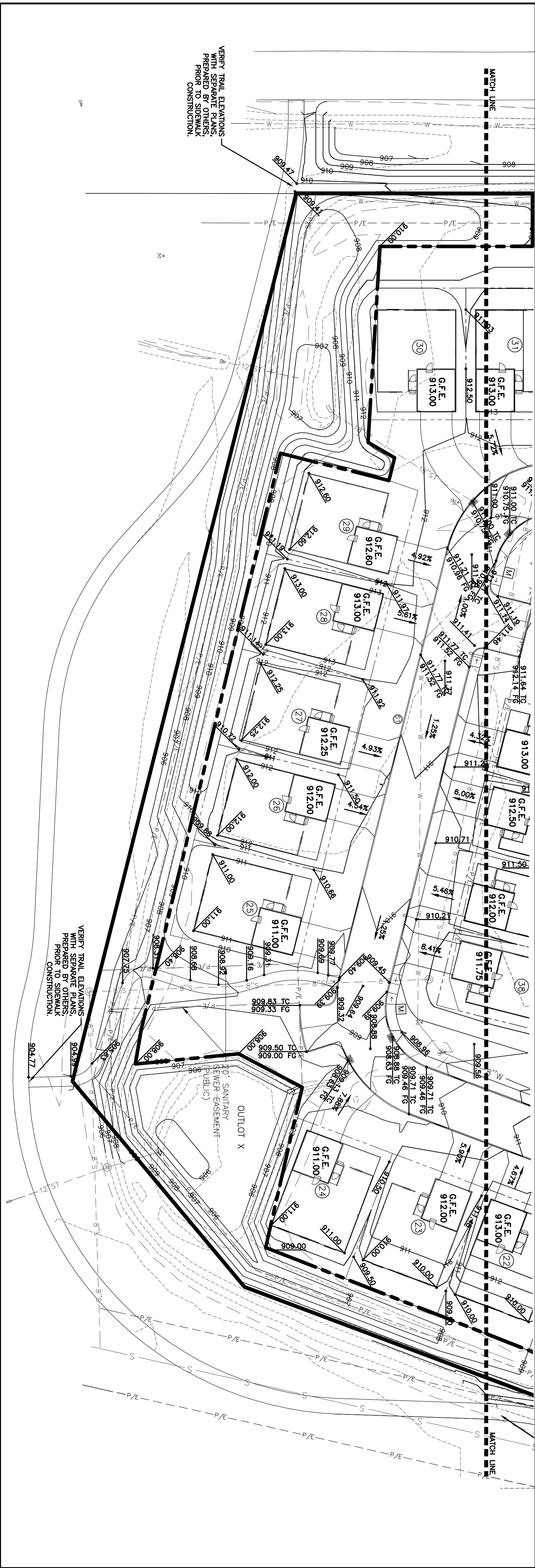


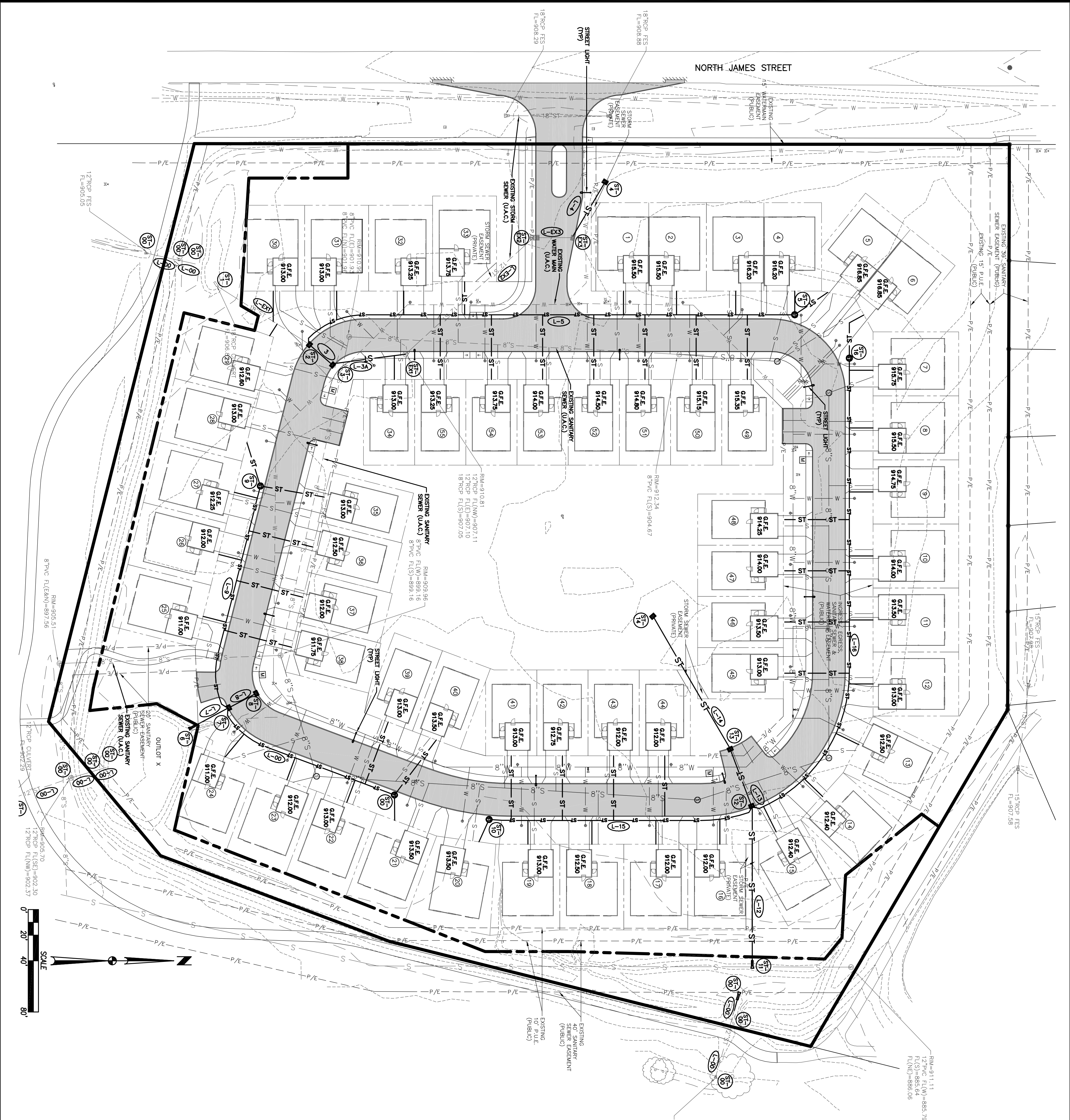
GRADING NOTES

REVISIONS	DATE
FIRST SUBMITTAL	04/10/13



NOTE *****
 THE G.F.E.'S FOR THE
 TOWNHOME UNITS
 THAT ARE SHOWN ARE
 DESIGNED FOR AN 8' DEPTH
 BASEMENT PER THE SANITARY
 SEWER SERVICE DEPTH.





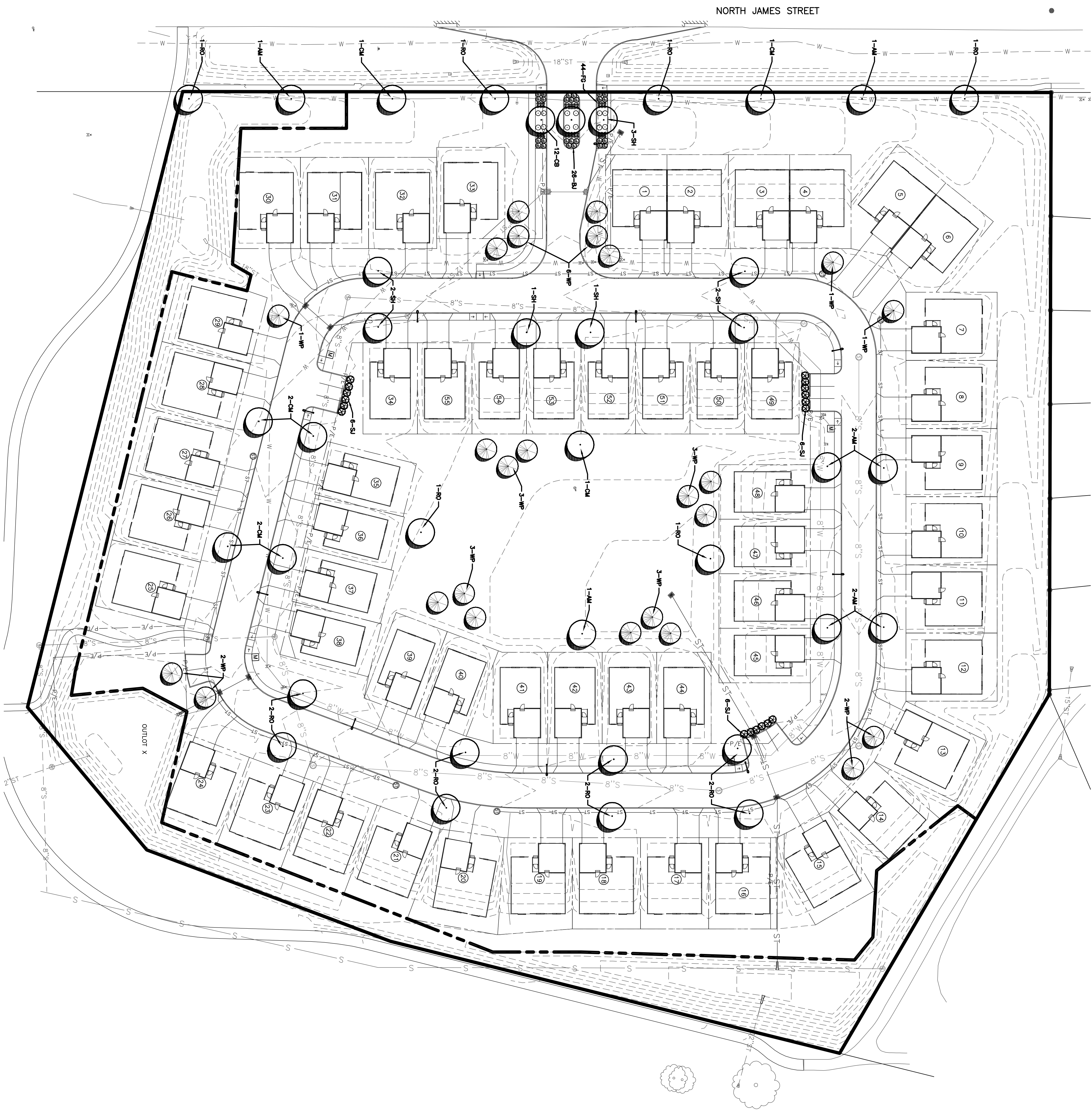
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND PLUMBING SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS. LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. REFER TO ELEVATION AND FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BRICKLAYING IS COMPLETE.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BRICKLAYING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS. MAINTAIN A MINIMUM OF 3.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. BETWEEN SANITARY SEWER AND WATER SERVICES, MAINTAIN SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. BETWEEN SANITARY SEWER AND WATER SERVICES, MAINTAIN SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY EXCHANGES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2008 URPAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
13. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE SEWER LINES AND OTHER PRIVATE SEWER LINES EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

CITY OF GRIMES STANDARD NOTES

1. SANITARY SEWER NOTES:
 - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
 - B. SANITARY GRANTY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (6" TO 15").
 - C. SANITARY GRANTY PIPE SHALL BE 18" MINIMUM VERTICAL CLEARANCE.
 - D. ALL SANITARY SEWER MANHOLES HAVE STEPS.
 - E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH INTERIOR CHIMNEY SEALS.
 - F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE BOXED OUT.
 - G. SANITARY SEWER TESTING AND TELEVISION (6" TO 15") SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLOUSED WITH WATER PRIOR TO TELEVISION.
2. WATER MAIN NOTES:
 - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PAGES WB-67-250. UNLESS SIZES CENTURION 250 (3-WAY A-423) OR CLOW METALION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MI SHOE 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NPT THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM HYDRANT LEAD SHALL BE 2-2 FEET.
 - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE BAGS CAN BE REMOVED AFTER THE HYDRANT IS INSTALLED.
 - C. A FENCED WIRE RECEPTACLE SHALL BE CONSTRUCTED AT EACH HYDRANT (FLUSH MOUNT VALVED OR APPROVED EQUIV.).
 - D. ALL VALVES SHALL BE 1-INCH MINIMUM TYPE K COPPER.
 - E. WATER SERVICE SHALL BE PRESSURE TESTED AND CHLORINATED. THE FILING OF THE WATER MAIN SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 - F. PRE-POURED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED. THE FILING OF THE WATER MAIN SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 - G. THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
3. STORM SEWER NOTES:
 - A. ALL STORM SEWER IN THE ROW SHALL BE ROP. UNLESS OTHERWISE APPROVED BY THE CITY.
 - B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC. BE WRAPPED WITH ENGINEERING FABRIC. BE WRAPPED WITH ENGINEERING FABRIC. BE WRAPPED WITH ENGINEERING FABRIC.
 - C. DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
 - D. ALL SWMP SERVICE LINES SHALL HAVE TRACER WIRE.

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER AND WATER MAIN INFORMATION

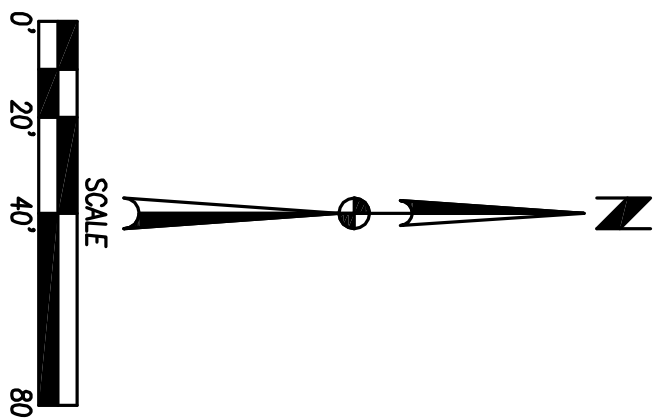


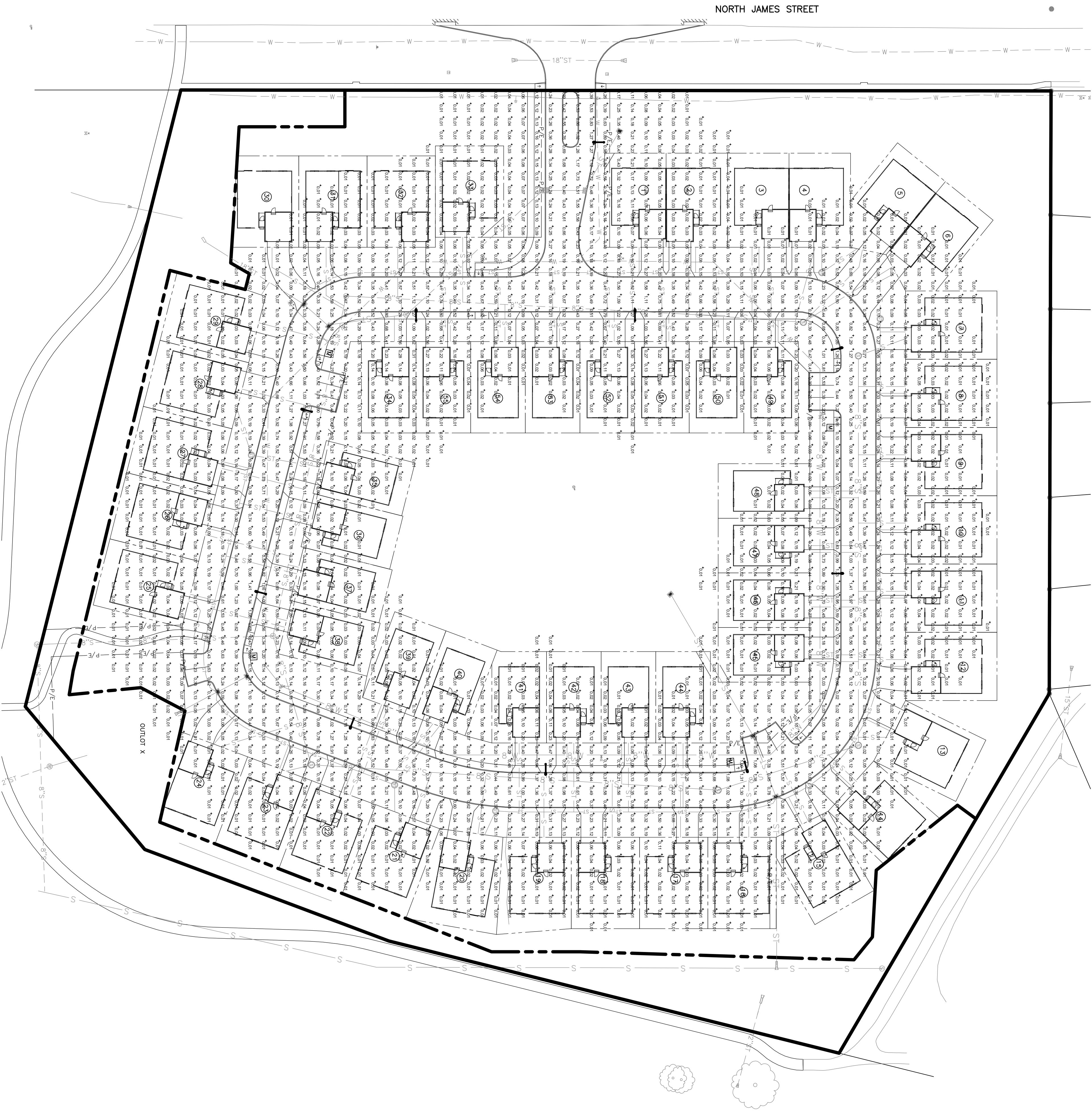
LANDSCAPE NOTES

1. THE SPECIFICATIONS, REQUIREMENTS, AND CONDITIONS OF THIS CONTRACT SHALL BE GOVERNED BY THE STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, 2015 EDITION, PUBLISHED BY THE NATIONAL ASSOCIATION OF SCALES OF LANDSCAPE ARCHITECTS (NALS).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLANT SCHEDULE

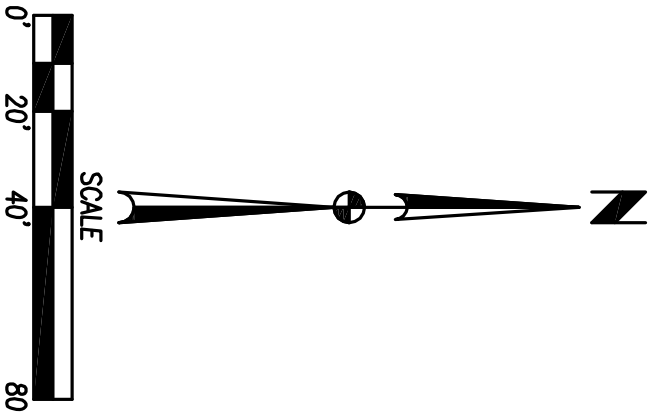
CODE			COMMON NAME	SCIENTIFIC NAME	SIZE	UNIT
FOOT OVERGROW TREES						
FOOT 7	ALBURN BLAZE WALK		ASER RUBRUM, ALBURN BLAZE	2' CAL	R88	
FOOT 8	SHADOWN KING WALK		ASER PLATANOIDES	2' CAL	R88	
SM 9	SHADOWN KINGS WALK		GERARDIUS THINUS MENINS	2' CAL	R88	
SM 10	RED OAK		QUERCUS RUBRA	2' CAL	R88	
FOOT 11	RED OAK		QUERCUS RUBRA	2' CAL	R88	
FOOT 12	RED OAK		QUERCUS RUBRA	2' CAL	R88	
CODEFOOT SHRUBS						
SM 18	SLA GREEN JAMPER		NUMEROUS CHAMUNUS VET. GREEN	18' Ht.	COAT	
SM 19	SLA GREEN JAMPER		NUMEROUS CHAMUNUS VET. GREEN	18' Ht.	COAT	
SM 12	CHAMUN ROMAN BERRYERY		BERRINS THUNDERER ATROPHICURCA	18' Ht.	COAT	
CODEFOOT PERENNIALS						
FOOT 14	K.F. FEATHERED GRASS		CALAMAGROSTIS ACUTICORN K.F.	1 GAL	COAT	





DATA

AMERICAN ELECTRIC LIGHTING	
CATALOG NUMBER:	115 10S R2 FG
DESCRIPTION:	115 SERIES 100W HPS TYPE 2 MED FULL CUTOFF
LAMP:	ONE 100-WATT CLEAR ET23.5 HIGH PRESSURE SODIUM, HORIZONTAL POS.
LUMENS PER LAMP:	9500
LIGHT LOSS FACTOR:	.77
POLE HEIGHT:	28 FT
SETBACK:	6 FT FROM BACK OF CURB



CHEVALIA VALLEY TOWNHOMES - PLAT 1

LIGHTING PLAN



CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:

REVISIONS	DATE
FIRST SUBMITTAL	04/10/13